

**CONSULTATION – DEPARTMENTS AND AGENCIES**

	<b>Comment</b>	<b>Staff Response</b>
<ul style="list-style-type: none"> <li>• Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development;</li> <li>• Landscape Architectural Services, Strategic Planning Division, Public Works Department</li> <li>• Real Estate Section, Economic Development Division, Planning and Economic Development Department;</li> <li>• Transit Planning and Infrastructure, Transit Operations Division, Public Works Department (HSR)</li> <li>• Bell Canada; and,</li> <li>• Canada Post Corporation.</li> </ul>	No Comment.	Noted.

	<b>Comment</b>	<b>Staff Response</b>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>The Applicant is required to provide the following revised reports to address Development Engineering staff’s concerns:</p> <ul style="list-style-type: none"> <li>• A sanitary sewer capacity analysis to demonstrate that there is a residual capacity in the system to support the proposed development and that the increased wastewater generated from the development will not adversely impact the hydraulic performance of the City’s sanitary sewer system;</li> <li>• A revised Stormwater Management Report to demonstrate there is suitable storm outlet for the proposed development;</li> <li>• A Watermain Hydraulic Analysis that demonstrates the required domestic and fire flows are available within the appropriate pressure ranges and that the impact of this development on the surrounding pressure district is not adverse; and,</li> <li>• Acknowledgement that an External Works Agreement will be required for any upgrades required to the existing municipal infrastructure to accommodate the subject development at the owner’s cost.</li> </ul>	<p>Holding Provisions have been placed in the amending By-law (see Appendix “C” to Report PED23234) to address the submission of the revised reports.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning support the proposed Official Plan and Zoning By-law Amendments as the existing road network will be able to accommodate the trips generated by the proposed development.</p>	<p>Transportation Planning staff have reviewed and approved the submitted Traffic Brief, prepared by Paradigm Transportation Solutions Limited, dated June 21, 2023.</p>

	<b>Comment</b>	<b>Staff Response</b>
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department <b>Continued</b>	The Applicant will be responsible for any road improvements including upgrades to the municipal right-of-way.	Refer to Development Engineering section above, regarding upgrades to the municipal right-of-way.
Waste Policy and Planning Section, Waste Management Division, Public Works Department	A private waste hauler will be required to collect the waste materials as the use will exceed the allowable garbage container limit as outlined in the City’s Solid Waste Management By-law No. 20-221.	The Applicant is to arrange for private waste collection.
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry has not approved the Tree Protection Plan and Landscape Plan prepared by Adesso Design Inc., both dated July 27, 2023 (revision 2) and requires diameter at breast height for trees numbered 2 through 5 and consultation with Hydro One to confirm tree plantings are permitted in the utility easement.	Revisions will be required to the Tree Protection Plan. A Holding Provision is recommended in the amending By-law for the resubmission of a Tree Protection Plan.
Enbridge	A gas main extension will be required to provide service to this development.  Note: It is recommended that submissions for gas servicing be applied for a minimum of 10 months in advance of the gas need date. 12 months if a gas main extension is required.	The Applicant is to contact Enbridge directly to arrange for the gas service.

	<b>Comment</b>	<b>Staff Response</b>
Hamilton Conservation Area	<p>The conservation authority has no objection to the proposal. Staff recommend that at the Site Plan stage the following is submitted/ revised:</p> <ul style="list-style-type: none"> <li>• Mud mat details are revised as noted in the Stormwater Management concept (Drawing 5); and,</li> <li>• Clarifications is provided on the channel design for drainage on the adjacent property at 1171 Old Mohawk Road.</li> </ul>	<p>Staff note that these details will be addressed at the Site Plan Control stage.</p>
Hydro One Corporation	<p>The comments detailed herein <b>do not</b> constitute an endorsement of any element of the site plan design or road layout, nor do they grant any permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.</p> <p>The following should be included in the <b>Site Plan Agreement</b>:</p> <ol style="list-style-type: none"> <li>1. Any proposed secondary land use on the transmission corridor is processed through the Provincial Secondary Land Use Program (PSLUP) to ensure all of HONI’s technical requirements are met to its satisfaction, and acquire the applicable agreements.</li> <li>2. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage.</li> </ol> <p>The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor.</p>	<p>Note that Hydro One Corporation did not provide comments following Staff’s circulation of these Official Plan and Zoning By-law Amendment applications. The comments referred to herein were taken from the Formal Consultation application. Staff followed up with Hydro One (up until October 23, 2023) and have not received any comment.</p>

	<b>Comment</b>	<b>Staff Response</b>
<p>Hydro One Corporation  <b>Continued</b></p>	<p>Drainage must be controlled and directed away from the transmission corridor.</p> <p>3. Any development in conjunction with the site plan must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.</p> <p>4. At the developer’s expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.</p> <p>5. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this site plan will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the site plan.</p>	<p>To address the previous Hydro One comments, the Holding Provision includes satisfying all requirements of Hydro One.</p>

	Comment	Staff Response
<p>Hydro One Corporation <b>Continued</b></p>	<p>In addition, HONI requires the following be conveyed to the developer as a precaution:</p> <p>6. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the <i>Occupational Health and Safety Act</i>, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the <i>Act</i>. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.</p>	